

## 79 Collinward Avenue, Newtownabbey, BT36 6DZ

**For Sale**  
Offers Over  
**£147,950**

Attention first time buyers! We have pleasure in marketing this beautifully presented semi detached villa located in an area which consistently experiences strong demand. The property will offer the opportunity for a purchaser to simply move in and set their furniture down. Early viewing is advised to fully appreciate all this home has to offer.



Energy Efficiency Rating C.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Semi detached villa in highly popular residential area
- 3 Bedrooms
- Lounge through to dining room
- Sun room with French doors to rear
- Fitted kitchen
- Modern white bathroom suite
- Gas fired central heating
- Double glazing in uPVC frames
- Garden to rear/ Car parking to front



## GROUND FLOOR

**ENTRANCE HALL:** uPVC front door, laminate wood flooring

**LOUNGE:** 14' 2" x 11' 10" (4.32m x 3.61m)  
Laminate wood flooring, feature fireplace through to:

**DINING ROOM:** 10' 2" x 8' 11" (3.1m x 2.72m)  
Through to:

**KITCHEN :** 18' 9" x 6' 11" (5.72m x 2.11m)  
Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel double oven, inlaid hob unit, stainless steel extractor fan and canopy with stainless steel splashback, integrated washing machine, wall tiling, recessed downlighters, feature radiator, through to sunroom:

**SUNROOM:** 10' 4" x 8' 10" (3.15m x 2.69m)  
French doors to rear, recessed downlighters

**LANDING:** Fixed staircase to floored roof space (no building control or planning permission), eaves storage, Velux window, heat, light and power, built in robe with gas fired boiler

**BEDROOM (1):** 10' 6" x 10' 3" (3.2m x 3.12m)  
Laminate wood flooring

**BEDROOM (2):** 10' 6" x 10' 1" (3.2m x 3.07m)  
Laminate wood flooring

**BEDROOM (3):** 7' 2" x 6' 5" (2.18m x 1.96m)  
Laminate wood flooring

**BATHROOM:** Modern white suite comprising panelled bath, glazed shower screen, feature rainfall shower plus separate hand held shower, vanity sink unit, low flush WC, PVC panelled walls, heated towel rail

## OUTSIDE

Brick paving to front

Driveway to side

Enclosed rear garden, raised paved patio area, separate paved patio area, area in stones

Outside light and tap

uPVC fascia and rainwater goods

Flowerbed boxes with plants and shrubs



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Integrity  
Respect**

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As a local, family-owned business we are proud to serve our clients and community.

**Please  
call in or  
contact us  
for any  
advice**

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